

SECTION IIIA. TOWN HOUSE DISTRICTS.

- A. In Town House Districts, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except one or more of the following specified uses:
1. One-family dwelling and with respect thereto any of the purposes authorized in accordance with and subject to the provisions of SECTION II.; in addition, with regard to the multi-family uses hereinafter provided, the Special Permit Granting Authority may grant a special permit in this district for any other purpose authorized by right or by special permit in Single Residence Districts.
 2. Town houses and, in connection therewith, the parking of motor vehicles and other accessory uses as are customary, all subject to conformity with the following requirements:
 - a. **MINIMUM LOT OR BUILDING SITE AREA:** No such building or group of buildings or other structures shall be erected or placed on a lot containing less than twenty thousand (20,000) square feet in area.
 - b. **MINIMUM OPEN SPACE:** There shall be provided for each lot a minimum open space of not less than 55%, 65% or 75% of the lot area in accordance with c. below.
 - c. **MINIMUM LOT AREA PER DWELLING UNIT:** There shall be provided for each dwelling unit contained in the building or buildings a lot area of not less than 6,000 square feet, 5,000 square feet or 4,000 square feet as follows:

A development having not less than 6,000 square feet per dwelling unit shall have not less than 55% open space in accordance with b. above,

A development having not less than 5,000 square feet per unit shall have not less than 65% open space in accordance with b. above,

A development having not less than 4,000 square feet per unit shall have not less than 75% open space in accordance with b. above.
 - d. **MAXIMUM LOT COVERAGE:** No building or addition to any building, including accessory buildings, shall be erected or placed on a lot which will result in the covering by buildings or more than twenty five percent (25%) of the lot area.
 - e. **HEIGHT OF BUILDING OR STRUCTURE:** No building shall exceed a maximum of three stories or forty (40) feet in height.
 - f. **YARDS:** No building or structure shall be located within thirty (30) feet of any property boundary line abutting a Single Residence District or within twenty (20) feet of any other property boundary line.

- g. SEPARATION BETWEEN BUILDINGS: No building or structure shall be located within thirty (30) feet of any other building or structure on the same lot.
- h. LENGTH OF ROW: No building or structure shall contain less than four (4) or more than eight (8) dwelling units.
- i. FRONTAGE: No such building or structure shall be erected on a lot with less than one hundred (100) feet of frontage on a public way or a way shown on a plan approved in accordance with the Subdivision Control Law or otherwise qualifying a lot for frontage under the Subdivision Control Law.
- j. PARKING: Off-street parking shall be provided in accordance with SECTION XXI.
- k. PROJECT APPROVAL: The provisions of SECTION XVIA. PROJECT APPROVAL. shall apply.